

# \$419,000 - 1353 Cole Harbour Road, Cole Harbour

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MLS® #202413611

**\$419,000**

3 Bedroom, 1.00 Bathroom, 1,176 sqft

Residential on 0.44 Acres

17-D, Cole Harbour, NS

For more information, please click the "More Information" button below. This 19,000 lot sqft property has great potential. It would make a great family home with lots of room for children and pets to play. It also has the potential to be subdivided possibly. There is room for 2 standard building lots or use as one extra-large lot. The 12,000-sqft backyard could be used to build a workshop or large garage or both. Located on the crown of a hill 160 ft above sea level facing south with full sun. Property is a corner lot with a loop driveway making for easy access onto Cole Harbour Road. Property is next to a quiet private road. Property would make a potentially great rental unit. This 1 and ¾ story home has undergone numerous renovations including new vinyl siding, singles, windows and doors, rewired with 200-amp service, new flooring, new kitchen cabinets and many other improvements. It offers 3 good sized bedrooms upstairs, one full bathroom, kitchen, living room, dining room/office/den (which could be used as a 4th bedroom or renovated into a larger bathroom), pantry with lots of storage and a bright, sunny foyer. Full basement with oil furnace, oil-fired water heater, washer and dryer. Home is on municipal services. Very close to bus stops, schools, and most amenities.

Built in 1955

## Essential Information



MLS® #	202413611
Price	\$419,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,176
Acres	0.44
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 30th, 2024

### Community Information

Address	1353 Cole Harbour Road
Area	Halifax - Dartmouth
District	17-Woodlawn, Portland Estates, Nantucket
Sub-District	17-D
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 1N4

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Circular Driveway, Gravel, Multiple Driveways, Parking Spaces(s)

### Interior

Interior Features	High Speed Internet
Appliances	Range Hood
Heating	Forced Air, Furnace
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Lot Description	Under 0.5 Acres, Partially Cleared, Level, Softwood Bush
Roof	Asphalt

Construction	Brick, Vinyl Siding
Foundation	Block

### **School Information**

Elementary	Colonel John Stuart Elementary School
Middle	Sir Robert Borden Junior High School
High	Cole Harbour District High School

### **Additional Information**

Zoning	R-1
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### **Listing Details**

Listing Office	Easy List Realty Ltd.
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